

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/47 Paxton Street South Kingsville VIC 3015

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$428,500

Property type

Unit

Suburb

South Kingsville

Period-from

01 Feb 2019

to

31 Jan 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/9 Saltley Street South Kingsville VIC 3015	\$640,000	08-Jan-20
2/21 New Street South Kingsville VIC 3015	\$680,000	24-Sep-19
11 Kingham Street Newport VIC 3015	\$730,000	26-Oct-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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2/9 Saltley Street South Kingsville VIC 3015

2 1 1

Sold Price

\$640,000

Sold Date **08-Jan-20**

Distance **0.3km**



2/21 New Street South Kingsville VIC 3015

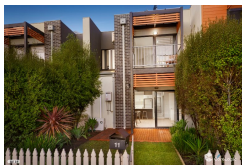
2 2 1

Sold Price

\$680,000

Sold Date **24-Sep-19**

Distance **0.33km**



11 Kingham Street Newport VIC 3015

3 2 1

Sold Price

\$730,000

Sold Date **26-Oct-19**

Distance **0.59km**

RS = Recent sale **UN** = Undisclosed Sale

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